

Heritage Statement

Ref: Headmore Farmhouse, Headmore Lane, Alton, Hampshire GU34 3ES

Introduction

This Heritage Statement accompanies the submission of an application for planning permission for a proposed greenhouse at Headmore Farmhouse, Alton GU34 3ES. The requirement set out in The National Planning Policy Framework and the key words in paragraph 128 of the NPPF are 'significance' and 'impact'. This Heritage Statement will therefore:

- set out the significance of the Heritage Asset affected.
- describe the proposed changes, and
- If necessary, provide a justification for any 'harm' which arises from them and set out a mitigation strategy

This Heritage Statement will demonstrate that the significance of the Heritage Assets has been assessed and the proposed development is acceptable and appropriate, positively enhancing the assets as it will allow for the propagation of plants, flowers, fruits and vegetables for use throughout the rest of the garden, as well as bringing purpose to a little-used area of the garden.

The proposed works will afford Headmore Farmhouse to become more self-sustaining through the growing of fruits and vegetables, meaning a significant reduction in the use of single use plastics such as food packaging, thus reducing the carbon footprint of the property. It will also positively enhance the surrounding environment by allowing the propagation and over-wintering of plants and flowers, helping to boost the biodiversity of the surrounding environment.

Heritage Assets

The Heritage assets which require consideration in this application is Headmore Farmhouse, a Grade II listed residential building. Headmore Farmhouse is a residential property located in the village of Four Marks, Alton. The property dates to the 17th Century. Details of the listing are given below.

Headmore Farmhouse SU 63 SE FOUR MARKS HEADMORE LANE 4/2 Headmore Farmhouse - II

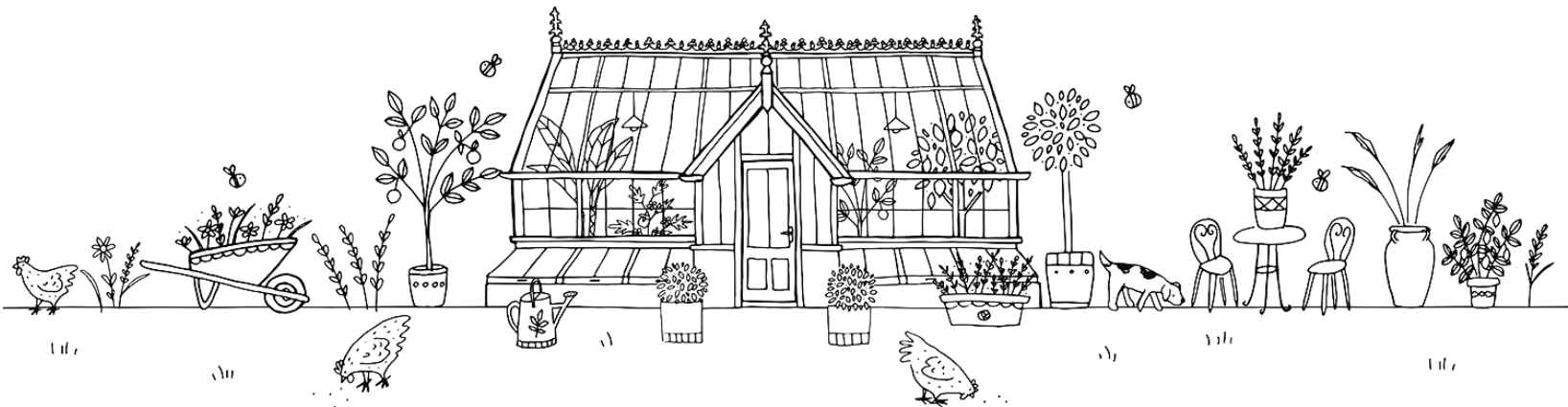
Cottage. C17, C19 and C20. Frame exposed in the upper part, with brick infill and other walling, a stepped brick plinth above a flint base: at each side the brick walls are of Flemish Garden wall bond (north side of the C19) and stretcher bond (south side of the C20). Thatched roof, steeply-hipped at each end, and has eyebrow dormers. Lobby-entrance timber framed structure, with extensions at each end, of the C19 and C20 east elevation of 1 storey and attic; 3 windows. Casements. Plain doorway, beneath a wide tiled hood on posts.

Listing NGR: SU 68602 33945

Proposed Works

Historically, there are no precedents for domestic greenhouses before the early 18th century, until the glass tax was repealed in 1845. However, elements of the earliest domestic greenhouses have been incorporated into the design of the greenhouse to ensure the greenhouse is sympathetic to the location. These include a low eaves height combined with a steep pitch of roof, and slender glazing bars.

The greenhouse is sensitively set in within the domestic garden. As the proposed structure is primarily made of glass, the visual impact of it on the surrounding area is minimised, as daylight can pass through the majority of it.



The proposed greenhouse is 3.54m wide by 6.38m long and will be built on a strip foundation requiring minimal excavation during the building works. The greenhouse will have no impact on the current use of the land, which will remain as residential garden. In respect to the residential property and its boundaries the greenhouse is proportionate to the space available, and it is not considered that the development will impact on the heritage asset in any way.

The owners are mindful of the impact of light and will fit low energy internal LED downlights to minimise this. Furthermore, usage of lighting will only be used during dark autumn/winter evenings when working in the greenhouse.

The proposed greenhouse will not alter the fabric or form of the dwelling house and as such will have no detrimental impact on the heritage asset.

Conclusion

The application proposes a free-standing greenhouse for use by the owners of Headmore Farmhouse. The greenhouse is a minor development and will not result in any unacceptable impact on the original dwelling, nor conflict with the policies of the local council.

The proposed greenhouse will provide a space for the propagation of a variety of plants, flowers, fruits and vegetables that will provide an opportunity to maintain the residential garden and therefore play a positive role in sustaining and enhancing the immediate setting of Headmore Farmhouse, in line with local policy. As well as the structure being a practical addition, the greenhouse design is sympathetic to the character and appearance of the heritage asset and the surrounding environment.

We believe that it is essential that the look of our structures is not compromised, and it is to this end that we have sought the advice of The National Trust and English Heritage over the past few years. This has resulted in our designing profiles and features to enhance the aesthetics of our structures, which has enabled us to obtain planning permission for our structures in many sensitive areas, including AONBs, Green Belt, Conservation Areas and the New Forest & South Downs National Parks.

In summary, the owners of the property have deliberately chosen a high-quality structure, which has been designed to the highest standards to be in keeping with the appearance of the earliest domestic greenhouses. We believe the proposed structure will serve to enhance the heritage asset in both purpose and appearance and can be considered an acceptable and appropriate development and play a positive phase in the continuing history and development of Headmore Farmhouse.

